

# 2017 Federal Financing Toolkit

A guide to federal programs, resources,  
and financing opportunities for smart growth development



**LOCUS**



**Smart Growth America**  
Improving lives by improving communities



## About LOCUS

LOCUS: Responsible Real Estate Developers and Investors is a national network creating more walkable, urban places, and advocating for better public policy at the federal, state and metropolitan levels. LOCUS members provide members of Congress and state policymakers with expert advice on current consumer demand and the many benefits of smart growth strategies. Together LOCUS members work to increase funding and financing for smart growth development; improve regulations at all levels of government to support smart growth; and change federal programs to improve housing and transportation options for all Americans.

## About the 2017 Federal Financing Toolkit

Smart growth development is in high demand across the country. Real estate developers and investors as well as local elected officials are looking for innovative approaches to finance these complex projects. Dozens of federal programs are designed to help; with this release, LOCUS updates its previously published 2015 Toolkit, providing a current overview of those programs in one convenient place.

The 2017 Federal Financing toolkit provides an overview of federal programs, resources, and financing opportunities that real estate developers, investors, and local elected officials may take advantage of to move their projects from concept to realization. The toolkit provides an overview and analysis of programs at over a dozen federal agencies, designed to support new and existing projects that create opportunities to expand equitable, safe and healthy real estate development in urban, suburban, and rural communities. The programs are targeted towards state, local and tribal governments, non-profit and for-profit organizations, and banks and financial institutions. While many of these programs are funded or have been authorized since the publication, the availability of future funding or financing is contingent on continued congressional support. This year, Congress is considering major budget and tax reform that could have significant impact on many of the programs listed. Any changes to listed programs will be added to the LOCUS website at [www.locus-developers.org](http://www.locus-developers.org).

As the real estate industry and public policy makers respond to the pent up demand for smart growth development, additional funding and financing opportunities may arise. LOCUS will continue to educate policy makers, and report on the programs available. If you have any questions or need further assistance, please contact us at [locus@locusdevelopers.org](mailto:locus@locusdevelopers.org) or visit our website [www.locusdevelopers.org](http://www.locusdevelopers.org).

This toolkit is organized into the following categories: brownfields, community development, energy, environment, housing, transportation, and rural development.

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# Brownfields



## Brownfields Assessment Grant Program

Assessment grants provide grant recipients with funding for developing inventories of brownfields, prioritizing sites, conducting community involvement activities, conducting site assessments and cleanup planning related to brownfield sites. Assessment Grant funds may not be used to conduct cleanups. An eligible entity may apply for up to \$200,000 for a community-wide assessment grant to assess a site contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum) and up to \$200,000 to address a site contaminated by petroleum. For site-specific assessment grant, applicants may seek a waiver of the \$200,000 limit and request up to \$350,000 for a site contaminated by hazardous substances, pollutants, or contaminants and up to \$350,000 to assess a site contaminated by petroleum. Such waivers must be based on the anticipated level of hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum) at a single site. A coalition of three or more eligible applicants can submit one grant proposal under the name of one of the applying coalition members for up to \$1 million. The performance period for Assessment Grants is three years. Funding is contingent on annual appropriations.

**Sponsoring organization:**

Environmental Protection Agency

**Maximum award amount:** \$1 million

**Eligible activities:** Funding for developing inventories of brownfields, prioritizing sites, conducting community involvement activities, conducting site assessments and cleanup planning related to brownfield sites.

**Eligible recipient(s):** Non-profit or for-profit organizations

Eligible applicants or entity for a Cleanup Grant includes any General Purpose Unit of Local Government, Land Clearance Authority or other quasi-governmental entity that operates under the supervision and control of, or as an agent of, a general purpose unit of local government, Government Entity Created by State Legislature, Regional Council or group of General Purpose Units of Local Government, Redevelopment Agency, State, Indian tribe other than in Alaska, Alaska Native Regional Corporation, Alaska Native Village Corporation, and Metlakatla Indian Community, or Non-profit organizations. For more information, visit: <https://www.epa.gov/brownfields/types-brownfields-grant-funding#tab-2>

## Cleanup Grant Program

Cleanup grants provide funding to carry out cleanup activities at brownfield sites. An eligible applicant or entity may apply for up to \$200,000 per brownfield site, and can apply for funding for up to three sites. A separate proposal must be submitted for each site. Sites eligible for these funds are those sites with the presence or potential presence of hazardous substances, pollutants or contaminants, sites contaminated with controlled substances and/or mine-scarred lands. Clean up grants require a 20 percent cost share, which may be in the form of a contribution of money, labor, material, or services, and must be for eligible and allowable costs under the grant. Applicants may however request a waiver of the 20 percent cost share requirement based on hardship. An applicant must own the site for which it is requesting funding at time of application. Funding is contingent on annual appropriations. For more information, visit: <https://www.epa.gov/brownfields/types-brownfields-grant-funding#tab-4>

**Sponsoring organization:**

Environmental Protection Agency

**Maximum award amount:** \$200,000

**Eligible activities:** Brownfield cleanup

**Eligible recipient(s):** Local, state, regional or tribal government, and non-profit organizations

## Revolving Loan Fund Grant Program

Revolving Loan Fund grants provide funding for a recipient to capitalize a revolving loan fund and to provide sub-grants to carry out cleanup activities at brownfield sites. Through these grants, the Environmental Protection Agency seeks to strengthen the marketplace and encourage stakeholders to leverage the resources needed to clean up and redevelop brownfields. When loans are repaid, the loan amount is returned into the fund and re-lent to other borrowers, providing an ongoing source of capital within a community. Funding is contingent on annual appropriations. For more information, visit: <https://www.epa.gov/brownfields/types-brownfields-grant-funding#tab-3>

**Sponsoring organization:**

Environmental Protection Agency

**Maximum award amount:** \$1 million

**Eligible activities:** Capitalize revolving loan fund; provide sub-grants to carry out cleanup activities at brownfield sites.

**Eligible recipient(s):** Local, state, or tribal government

Note: A solicitation for new Revolving Loan Fund grants will not be issued in FY17. EPA solicited requests from existing, high-performing RLF grantees for supplemental funding through a Federal Register notice in early 2017.